005.A	0003	0101.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,500 / 880,500
					USE VALUE:	880,500 / 880,500
					ASSESSED:	880,500 / 880,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99	-101	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #: 101

Owner 1:	HYNES PATRICK H
Owner 2:	
Owner 3:	
Street 1:	101 EGERTON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRABINER LISABETH/ETAL -
Owner 2:	YOUNG MARTIN L -
Street 1:	101 EGERTON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 2320 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	875,700	4,800		880,500
Total Card	0.000	875,700	4,800		880,500
Total Parcel	0.000	875,700	4,800		880,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 379.53 | /Parcel: 379.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	290117
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 005.A-0003-0101.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	862,300	4800	.		867,100	867,100	Year End Roll	12/18/2019
2019	102	FV	760,800	4800	.		765,600	765,600	Year End Roll	1/3/2019
2018	102	FV	671,500	4800	.		676,300	676,300	Year End Roll	12/20/2017
2017	102	FV	611,100	4800	.		615,900	615,900	Year End Roll	1/3/2017
2016	102	FV	463,100	4800	.		467,900	467,900	Year End	1/4/2016
2015	102	FV	427,000	4800	.		431,800	431,800	Year End Roll	12/11/2014
2014	102	FV	400,400	4800	.		405,200	405,200	Year End Roll	12/16/2013
2013	102	FV	400,400	4800	.		405,200	405,200		12/13/2012

!15501!

PRINT

Date	Time
12/11/20	05:12:46

LAST REV

Date	Time
05/11/18	11:44:18
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRABINER LISABE	58920-95		4/18/2012		425,000	No	No		
GRABINER LISABE	50564-512		1/7/2008	Family	99	No	No		
GRABINER LISABE	50532-490		12/28/2007	Family		No	No		M DEED

USER DEFINED

Prior Id # 1:	5023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	456	Alterati	9,000					
3/23/2012	274	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Measured	DGM	D Mann
9/16/2015	Inspected	PT	Paul T
6/18/2014	Info Fm Prmt	PC	PHIL C
7/18/2012	MLS	EMK	Ellen K
1/28/2008	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7912													G9			

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	60.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.10258615
Const Adj.:	0.98000199
Adj $ / SQ:	318.758
Other Features:	75500
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1075826
Depreciation:	200104
Depreciated Total:	875722

COMMENTS

Unit 101 area changed by amendment to Master Deed (67160:63) see plans 338 of 2016.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1			HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	420.76
Special Features:	0	Val/Su Net:	377.46
Final Total:	875700	Val/Su SzAd	377.46

SKETCH

UnSketched SubAreas:
GLA: 2320,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,320	318.760	739,519
Net Sketched Area:		2,320	Total:	739,519
Size Ad	2320	Gross Are	2320	FinArea 2320

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 005.A-0003-0101.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	G	GD	1925	34.38	T	30	102			4,800			4,800

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800